

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address John S. Purcell SBN (158969) Douglas E. Hewlett, Jr. (SBN 293438) <b>ArentFox Schiff LLP</b> 555 West Fifth Street, 48th Floor Los Angeles, CA 90065  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: JL AM Plus, LLC	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION</b>	
In re: MORAD JAVEDANFAR and YAFFA JAVEDANFAR,  <div style="text-align: right; margin-right: 20px;">Debtors.</div> JL AM PLUS, LLC, in place of TIMOTHY J. YOO, CHAPTER 7 TRUSTEE,  <div style="text-align: right; margin-right: 20px;">Plaintiff,</div> v. MBN REAL ESTATE INVESTMENTS, LLC  <div style="text-align: right; margin-right: 20px;">Debtor(s).</div>	CASE NO.: 2:13-bk-27702-ER ADV. NO.: 2:15-ap-01363-ER CHAPTER: 7  <div style="text-align: center; font-weight: bold; font-size: 1.2em;">NOTICE OF SALE OF ESTATE PROPERTY</div>
<b>Sale Date:</b> July 12, 2023	<b>Time:</b> 11:00 a.m.
<b>Location:</b> Courtroom 1568, 255 E. Temple Street, Los Angeles, CA 90012	

**Type of Sale:**  Public  Private

**Last date to file objections:** July 11, 2023

**Description of property to be sold:**

- 1) Judgment Debtor MBN's entire 19.8% interest in 310 E. Boyd St. Partnership, L.P.;
- 2) Judgment Debtor MBN's entire 20% interest in Sky High Investment Company, LLC.

**Terms and conditions of sale:**

Subject to the Court's Approval, the Bidding Procedures set forth in Exhibit 1 to the Declaration of the Trustee [Dkt No. 434-1]

**Proposed sale price:** \$1,000,000

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

**Overbid procedure (if any):**

\$50,000 overbid procedure. See Dkt. No. 434-1, Ex. 1.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

July 12, 2023, at 11:00 a.m., Courtroom 1568, 255 E. Temple Street, Los Angeles, CA 90012.

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Court-Appointed Receiver, The Stapleton Group  
c/o David Kieffer  
515 South Flower Street, 18th Floor, Los Angeles, CA 90071;  
Email: [dkieffer@stapletoninc.com](mailto:dkieffer@stapletoninc.com)  
Telephone: (213) 235-0600

Date: April 18, 2023

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

ArentFox Schiff LLP, Gas Company Tower, 555 West Fifth Street, 48th Floor, Los Angeles, CA 90013.

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* April 18, 2023, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On *(date)* April 18, 2023, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** *(state method for each person or entity served)*: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* April 18, 2023, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

April 18, 2023

*Date*

Douglas E. Hewlett, Jr.

*Printed Name*

/s/ Douglas E. Hewlett, Jr.

*Signature*

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This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.